

MINUTES OF MEETING
Springfield-Sangamon County Regional Planning Commission
May 18, 2016

1. CALL TO ORDER.

Chairman Brad Mills called the meeting to order at 9:32 AM.

2. ROLL CALL.

Mary Jane Niemann called the roll.

JULY 2015	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY 2016	FEBRUARY	MARCH	APRIL	MAY	JUNE
X	X	X		X	X	X	X	X	X	X	
X	X	X			X	X	X	X		X	
	X	X	X	X	X						
		X	X	X	X	X			X		
X	X		X	X		X			X	X	
		X	X	X	X		X	X		X	
			X	X	X	X					
		X	X		X	X			X		
X	X	X	X		X	X	X	X	X	X	
X		X	X	X	X	X	X	X	X		
X	X	X	X	X	X	X	X	X	X	X	
X	X	X	X	X	X	X	X	X	X	X	
X	X	X	X	X	X	X	X	X	X	X	
X	X	X		X	X	X	X	X	X	X	
X			X						X	X	
	X	X	X	X	X		X	X	X	X	
X	X	X	X		X		X	X		X	

COMMISSION MEMBERS

Brad Mills, Chairman
Eric Hansen, Vice-Chairman
Bill Moss, Secretary
Mayor Jim Langfelder – K. Davis
Andy Van Meter – B. McFadden
Alderman – Vacant (*July-August*)
Alderman Joe McMenamin (*September-June*)
Alderman Cory Jobe (*July-August*)
Alderman Andrew Proctor (*September-June*)
Greg Stumpf - J. Stone
George Preckwinkle – C. Stratton
Leslie Sgro – E. McKinley
Frank Vala – T. Carter
Brian Brewer – F. Squires
Dick Ciotti – G. Humphrey
Jeff Vose
Larry Hamlin
Kenneth Springs
Val Yazell

Others

Staff

Molly Berns	Norm Sims
Steve Keenan	Neha Soni
Mary Jane Niemann	Joe Zeibert

3. MINUTES OF MEETING.

Chairman Mills asked if there were any additions or corrections to the minutes of the April 20, 2016 Regional Planning Commission meeting. There were none. The minutes were accepted as mailed.

4. MINUTES OF THE EXECUTIVE POLICY BOARD.

There was no meeting of the Executive Policy Board.

5. REPORT OF OFFICERS.

Chairman Mills said since the Commission's program year runs from July through June as per the Bylaws, the Commission's June meeting will mark the required Annual Meeting. The terms of officers and members of the Executive Policy Board also run with this period. Election of officers (a Chair, Vice Chair and Secretary) as well as the At-Large and Special Jurisdiction members of the Executive Policy Board for the next year will take place at the Annual Meeting.

Article 3, Section 2 of the Bylaws calls for the Chairman to name a three member committee from the Executive Policy Board to nominate new Commission officers as well as the two members of the new Executive Policy Board. As has been past Commission practice, Chairman Mills named County Board Chairman Van Meter and Mayor Langfelder -- or their identified representatives -- to join him on a nominating committee for the purpose of proposing a slate of officers and members of the Executive Policy Board for the Commission's consideration.

Chairman Mills reminded the Commission that the Commission's officers must be drawn from the three City appointed citizen members and three County appointed citizen members. He noted that Chairmanship must rotate between the City and County members. The Executive Policy Board is made up of the Commission's three officers, the County Board Chair and the Mayor of Springfield, a representative of a special jurisdiction represented on the Commission, and a member-at-large.

6. REPORT OF THE EXECUTIVE DIRECTOR.

- A. Dawson Comprehensive Plan** – Norm Sims reported that staff has completed the final draft of the Dawson Comprehensive Plan. Copies of the plan have been submitted to the Village. The plan will now be reviewed by the Village's Zoning Board for a recommendation to the Village Board. Final action on the plan will then be taken by the Village Board. SSCRPC staff will attend those meetings if requested to do so by the Village. Sims noted that the Village of Dawson was great to work with and the staff looks forward to working with them in the future.
- B. Springfield Comprehensive Plan** – Sims noted that staff has begun work on the City of Springfield Comprehensive Plan which is expected to take 16 months to complete. Staff has been using computerized models including the Travel Demand Model which allows us to see what occurs with traffic within the region when lanes are added, taken out or speed limits changed, etc. There is also a component that looks at railroad / automobile traffic interaction. As a Springfield Area Transportation Study (SATS) funded project, Sims reported that staff is currently in negotiations with the University of Illinois at Urbana/Champaign to

purchase the Land Use Evolution Impact and Assessment Model (LEAM). LEAM was created by the Urban and Regional Planning Lab at the University using National Science Foundation funding. This model is similar to the Travel Demand Model, but shows the impact to land use such as when a road is added or if other land use is changed in the area. The model is precise – 30m x 30m blocks – which is 98.4 feet or 9,650 square feet. The average lot is 8,596 square feet. It can look at individual parcels and tell you what the most attractive land use is for that parcel. There is also an interest from the Illinois Department of Transportation to provide additional funding for more models. The LEAM model will be used first by the staff on the City's Comprehensive Plan.

- C. **Website / Emaps** – Sims thanked Brian McFadden, the County and the Information Systems Department on finalizing an agreement with LRS to improve the SSCRPC's website. The updated website will include much more attractive graphics, be easier to use and allow staff to add more components.

Joe Zeibert then gave a demonstration of some of the interactive mapping applications available on the website including:

- Sangamon County Trails Amenities
- TIP 2016-2019 Illustrative Projects
- Route 66 Bicycle Trail through Sangamon County, IL
- SATS Functional Classification
- Springfield Mass Transit District Access Springfield
- Abraham Lincoln Capital Airport Parking
- Envision Bicycle Network

Sims encouraged Commission members to contact the staff if they have any ideas for other interactive mapping applications.

- D. **Retirement** – Sims noted that he would be retiring sometime during the period of August 1, 2016 – December 31, 2016. Due to various large projects being undertaken, some personnel changes have been made. Molly Berns is now the Assistant Director and will be overseeing the update of the City's Comprehensive Plan. Steve Keenan has been promoted to Senior Planner – Land Use, which was Berns' former position. Advertising will be done soon to hire a replacement for Keenan's former position.

Commissioner Joe McMenamin congratulated Sims on his upcoming retirement.

Chairman Mills congratulated Molly Berns and Steve Keenan on their new positions. He congratulated Sims on his upcoming retirement and said he will be missed.

Chairman Mills asked if there were any questions.

Commissioner McMenamin referenced the Springfield Comprehensive Plan and the map of the Springfield Mass Transit District (SMTD) service area presented earlier. He understood that regional mass transit taxing districts generally line up with the city limits. He noted that the city limits extend farther west than the boundaries of the SMTD service area. He asked if someone could show a map of the city limits with a SMTD taxing district overlay. He wanted to know what effort SMTD has made to expand their taxing district limits to match where the population is. He felt consideration of this issue would be helpful in the update of the city's Comprehensive Plan.

Commissioner Frank Squires noted that from the late 1800s to 1968, it was not the SMTD, but a series of privately owned companies. SMTD was established in 1968 by a court order and the boundaries have not grown since that time. He said the SMTD is extremely expensive to operate and can only operate the current boundaries with the funding receive now. Commissioner Squires expressed concern about expanding boundaries where service would not be utilized and taking service away from areas where it was needed the most. Commissioner McMenamin said if the taxing district grows, the revenue funding base should grow. Commissioner Squires noted that multiple buses at \$350,000 each and additional staff would be needed if the boundaries were extended.

Commissioner Brian McFadden said there have been legislative efforts in the past to expand the district, but efforts were met with opposition from the residents and noted the issue with SMTD funding. He said one solution was the county's regional on-demand transit program, SMART, to serve those areas not currently within the SMTD's boundaries. SMART is currently being held up due to the State budget. It will serve Sangamon and Menard Counties.

Commissioner McMenamin said he understood that curb to curb customized service was expensive. He stated that objective analysis of revenue created by expansion of boundaries was needed. He noted that court orders can be changed. He felt analysis of the procedural route to expand the tax base and service area was needed. He stated there will always be opposition, but there is some high priced real estate that is not bearing the burden that the rest of the city is bearing. He feels that the situation should be examined.

Sims stated that the map would be simple to do, but thought that it might already be available in the Long Range Transportation Plan. If not, it could be prepared and put up on the website. He noted that this issue would be an item for consideration in the Comprehensive Plan regarding transportation issues. This issue has come up before as to why the SMTD taxing district does not expand with city annexations. There are also other taxing bodies / special districts where that question has been raised. In the past, there have been complications due to State law requiring referenda. Alternatives to that could be addressed in the plan. One would be to look at reverse commute, as jobs move away from areas where particularly populations in need of jobs are and how transit reaches them.

Commissioner McMenamin noted that job growth and infrastructure improvements are occurring on West Wabash and we want our transit system to grow where the population and jobs are growing. It is very important for the future of our community. Sims told Commissioner McMenamin to keep this issue in mind when focus groups meet regarding the Comprehensive Plan update. Sims said part of the outreach / public input portion of the Comprehensive Plan update will include a focus group with the aldermen.

Commissioner McFadden said in the past when a bill was filed to expand the boundaries, residents and businesses outside the boundaries expressed opposition due to the fact that it would be a property tax increase and local delegation did not support the bill. If that does not change, he did not think an expansion bill would have a chance. He noted that if the dynamics have changed, there may be a chance. He pointed out that both SMART and SMTD are expensive and receive heavy taxpayer subsidies.

Commissioner McMenamin said leadership is needed. The lower interest always make a big fuss and general interest gets stuck behind as it does not affect them as immediately as it does some. The Mayor is taking on quite a load to help out SMTD with the bus transfer station. He said if the

ordinance passes that allows Tax Increment Financing (TIF) funding to go toward facilitating a domino effect of real estate transfers, it is kind of like a subsidy from the City of Springfield helping out SMTD. He felt that the city wants a mass transit authority to change when the population changes. He hopes that SMTD feels it would be in their self interest to expand and increase their revenue. He agreed that there would probably be resistance. He felt it was good for an area as a whole to have an effective mass transit district that was well funded and has a broad service area.

Commissioner Eric Hansen noted that he sits on the Springfield Airport Authority Board and the taxing authority of the airport expands as the city expands.

Commissioner Squires stated that he would take the concerns discussed to the SMTD Board within the next few weeks.

7. CORRESPONDENCE.

There was no correspondence.

8. PUBLIC HEARING.

There was no one who wished to address the Commission.

9. COMMITTEE REPORTS.

Land Subdivision Committee – Joe Zeibert presented one project within the City of Springfield's subdivision jurisdiction to be reviewed by the Planning Commission this month.

Cobblestone Estates

Preliminary Plan

Variance of Sec. 153.157(b)(3) – Street Offsets

Variance of Sec. 153.158(b)(2) – Lot Arrangement

Description: Pt. SE ¼, Section 11, T15N, R6W

LSC Action: Recommend approval of the Preliminary Plan, recommend approval of a Variance of Sec. 153.157(b)(3) – Street Offsets, and recommend approval of a Variance of Sec. 153.158(b)(2) – Lot Arrangement.

Zeibert stated this is a revised preliminary plan and noted that Cobblestone Estates has been around since 1993. The area affected is primarily zoned S-2. Another area affected was previously one lot which is now being proposed to be seven lots.

Zeibert said a variance of street offsets was requested. Street offsets are required to be 150' or can be down to 125' with City Traffic Engineer approval. The developers are requesting 108'. The City Traffic Engineer supports the variance.

Zeibert noted another variance that was originally requested was to allow access to an arterial road. Meadowbrook Road is an arterial and the developers were requesting access for Lot 2. Due to concerns expressed, the developer withdrew that variance at the Land Subdivision Committee meeting. As a result, an access easement will be provided off of Yucan to serve Lot 2 instead of direct access onto Meadowbrook Road. Therefore, another variance was requested to allow access from a shared access drive.

Commissioner McMenamin asked if this pertained to Corky Joyner's development. Zeibert said no.

Commissioner McMenamin asked what the uses were. Zeibert said it is currently zoned S-2 with R-2 at the corner. McMenamin asked if the use would become less restrictive. Zeibert said the use is not changing and lots do meet the zoning classification.

Commissioner McMenamin asked the purposes of these changes. Zeibert said to rearrange the phasing and did not know why.

Commissioner Larry Hamlin moved to concur with the action of the Land Subdivision Committee to approve Cobblestone Estates – Preliminary Plan with a Variance of Sec. 153.157(b)(3) – Street Offsets and Variance of Sec. 153.158(b)(2) – Lot Arrangement. Commissioner Frank Squires seconded the motion and vote was unanimous.

10. UNFINISHED BUSINESS.

There was no unfinished business.

11. NEW BUSINESS.

Chairman Mills noted that the Commission's establishing ordinance and bylaws require that the Executive Director provide the Commission with an annual report. Chairman Mills directed Sims to provide this report to the Commission at its July meeting, as this meeting marks the beginning of the new program year.

12. SPECIAL ANNOUNCEMENTS.

Chairman Mills reminded Commission members that the June Regional Planning Commission meeting will be the Annual Meeting. He encouraged everyone to attend as the election of officers / Executive Policy Board will take place.

Sims noted that the Citizens Club is holding a policy breakfast on May 27 with a panel on the topic of urban and city planning. Panel members participating are: Norm Sims, Paul O'Shea, and the Assistant Director of the Planning & Development office for the City of Champaign. Sims said his presentation will encompass the implementation of plans once they are done.

13. ADJOURNMENT.

Chairman Mills stated that the next meeting will be held on June 15, 2016.

There being no further business, Commissioner Val Yazell moved to adjourn. Commissioner Eric Hansen seconded the motion and the meeting adjourned at 10:10 AM.

Respectfully Submitted,

MJN

Mary Jane Niemann
Recording Secretary